



**Talbot County Planning Commission
Final Decision Summary**

Wednesday, August 4, 2021 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

Archived audio and video stream of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
William Boicourt, Vice Chairman
Michael Strannahan
Lisa Ghezzi
Paul Spies

Staff:

Miguel Salinas, Planning Officer
Brennan Tarleton, Assistant Planning Officer
Elisa Deflaux, Planner II
Andy Meehan, Planning Commission Counsel
Ray Clarke, Director of Public Works

1. Call to Order—Commissioner Councill called the meeting to order at 9:01 am.

2. Decision Summary Review—

July 07, 2021

Commissioner Ghezzi moved to approve the July 7, 2021 Decision Summary, with amendments. Commissioner Strannahan seconded the motion.

Vote	5-0
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

July 16, 2021

Commissioner Boicourt moved to approve the July 16, 2021 Decision Summary, with amendments. Commissioner Ghezzi seconded the motion.

Vote	5-0
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0

53 ABSTAIN: 0
54 ABSENT: 0

55
56 July 16, 2021- Closed Session

57
58 **Commissioner Strannahan moved to approve the July 16, 2021 Decision Summary,**
59 **with amendments. Commissioner Boicourt seconded the motion.**

60
61 Vote 5-0
62 FOR: 5- Councill, Boicourt, Ghezzi, Spies, Strannahan
63 AGAINST: 0
64 ABSTAIN: 0
65 ABSENT: 0

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67 July 21, 2021

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69 **Commissioner Ghezzi moved to approve the July 21, 2021 Decision Summary, with**
70 **amendments. Commissioner Strannahan seconded the motion.**

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72 Vote 5-0
73 FOR: 5- Councill, Boicourt, Ghezzi, Spies, Strannahan
74 AGAINST: 0
75 ABSTAIN: 0
76 ABSENT: 0

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78 **3. Old Business—** None

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80 **4. New Business**

- 81
82 **a. Applicant:** Travis and Alexandra Hughes
83 **File No.:** MV49
84 **Agent:** N/A
85 **Request:** Minor Variance for one-story porch
86 **Location:** 30450 Belmont Landing Rd, Trappe MD 21673
87 Map 62, Grid 10, Parcel 65, Lot 5
88 **Zoning:** RC/CAO

89
90 The applicant is seeking Planning Commission recommendation of approval for a Minor
91 Variance to expand a nonconforming structure located partially within the 100' Shoreline
92 Development Buffer (Buffer), as well as expansions of the nonconforming dwelling
93 outside of the Buffer. The request consists of: 1) a 108 sq. ft. addition on the north side of
94 the dwelling, 2) a 78 sq. ft. addition to the south side of the dwelling, 3) a 18' x 22' roof
95 extension over an existing 2nd story deck of on the western side of the dwelling, 4) a
96 proposed 40 sq. ft. addition to the eastern side of the dwelling, and 5) a 125 sq. ft. entry
97 porch addition to the front of the residence located on the eastern side of the dwelling.

98 Should the Planning Commission recommend approval of the Minor Variance, staff
99 recommends the following conditions:

100 1. The applicant shall comply with and address all Critical Area comments and standards,
101 including the completion of a Buffer Management Plan that complies with requirements of
102 the Critical Area Law.

103 2. The applicant shall make an application to the Office of Permits and Inspections, and
104 follow all rules, procedures, and construction timelines as outlined regarding new
105 construction.

106 3. The applicant shall commence construction of the proposed improvements within
107 eighteen (18) months from the date of the Planning Office’s “Notice to Proceed”.
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109 **Staff Presentation:**

110 Elisa Deflaux, Planner II
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112 **Applicant Presentation:**

113 Travis and Alexandra Hughes
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115 **Public Comment—** None
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117 **Commissioner Ghezzi moved that the Planning Commission recommend approval**
118 **of Minor Variance # MV49 for Travis Austin and Alexandra Chaney Hughes at**
119 **30450 Belmont Landing Road subject to staff conditions. Commissioner Boicourt**
120 **seconded the motion.**
121

122	<u>Vote</u>	5-0
123	FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
124	AGAINST:	0
125	ABSTAIN:	0
126	ABSENT:	0

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- 128 **b. Applicant:** Patrick and Anna Beard
129 **Res. No.:** MV50
130 **Agent:** Zachary A. Smith, Armistead, Lee, Rust & Wright, P.A.
131 **Request:** Minor Variance, Porch Construction
132 **Location:** 7871 Avon Ct, Easton, MD 21601
133 Map 34, Grid 14, Parcel 283, Lot 47
134 **Zoning:** RR/CAO
135

136 The applicant is seeking Planning Commission recommendation for approval of a Minor
137 Variance to add a 216 sq. ft. covered porch addition with steps to the front of an existing
138 residence that is located partially within the 100-foot Shoreline Development Buffer
139 (Buffer). Should the Planning Commission decide to make a favorable recommendation
140 to the Planning Officer for the Minor Variance, staff recommends the following
141 condition:
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1. The applicant shall make an application to the Office of Permits and Inspections, and follow all rules, procedures, and construction timelines as outlined regarding new construction.
2. The applicant shall commence construction on the proposed improvements within eighteen (18) months from the date of the Board of Appeals approval.
3. The applicant shall comply with and address all Critical Area comments and standards, including the completion of a Buffer Management Plan that complies with requirements of the Critical Area Law.

Staff Presentation:

Elisa Deflaux, Planner II

Applicant Presentation:

Zachary A. Smith, Armistead, Lee, Rust & Wright, P.A

Public Comment— None

Commissioner Boicourt moved that the Planning Commission recommend approval for # MV50 Minor Variance for Patrick C. and Anna L. Beard located at 7871 Avon Court subject to staff conditions. Commissioner Strannahan seconded the motion.

Vote	5-0
FOR:	5- Councell, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- c. Applicant:** Ed Hale, Sr.
File No.: M1172
Agent: Sean Callahan, Lane Engineering, LLC
Request: Preliminary – Major Subdivision and Preliminary – Major Revision
Location: 9170 Hunting Creek Rd, Easton MD 21601
 Map 24, Grid 8, Parcel 6, Lots 1, 3 and proposed Lot 4
Zoning: RC/WRC/CAO

The applicant is seeking Planning Commission approval of a Major Subdivision and Revision Plat - Preliminary Plan to: 1) revise the lot lines between Tax Parcel 6, Lots 1 and 3 to enlarge Lot 3 and establish it as a waterfront building lot, 2) subdivide Lot 1 to create Lot 4 as an additional waterfront building lot, and 3) and to relocate portions of the reservation of development rights and reserved land areas to allow for riparian access for Revised Lot 3 and Proposed Lot 4. Should the Planning Commission recommend approval of the Minor Variance, staff recommends the following conditions:

1. The applicant shall take all of the required steps and acquire all necessary approvals, including any waivers, required for a Major Subdivision & Revision Plat as spelled out in the *Talbot County Code*.

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- 2. The applicant shall comply with and address all outstanding issues and comments from the July 14, 2021 TAC meeting, including all comments provided by the Critical Area Commission, prior to Preliminary Plat Submittal.

Staff Presentation:

Elisa Deflaux, Planner II

Applicant Presentation:

Sean Callahan, Lane Engineering, LLC

Public Comment — None

Commissioner Spies moved that the Planning Commission recommend approval of # M1172 Major Subdivision & Revision Plat – Preliminary and Final for Edwin F. Hale, Sr. subject to staff conditions. Commissioner Strannahan seconded the motion.

<u>Vote</u>	5-0
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- d. Applicant:** Talbot County
- File No.:** 304
- Request:** Consideration of consistency with the Talbot County Comprehensive Plan
- Project:** Resolution to amend the Talbot County Comprehensive Water & Sewer Plan to Revise Chapter Three – Amendment Procedures

Staff Presentation:

Ray Clarke, Director of Public Works

Commissioner Boicourt moved that the Planning Commission table Resolution 304. Commissioner Ghezzi seconded the motion.

<u>Vote</u>	5-0
FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- e. Applicant:** Brandon & Marissa Lytle
- File No.:** 305

235 **Request:** Consideration of consistency with the Talbot County
236 Comprehensive Plan
237 **Project:** Resolution 305 proposes to amend the Talbot County
238 Comprehensive Water & Sewer Plan to reclassify and remap
239 certain real property located at 25154 St, Michaels Road
240 (Maryland Route 33), St. Michaels, Maryland, 21663 and shown
241 on Tax Map 32 as Parcel 164, Lot 1 from Unprogrammed to “S-1”
242 immediate priority status
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244 Brandon and Marissa Lytle (Applicants) filed a Request for Amendment to the Talbot
245 County Comprehensive Water and Sewer Plan for change of Priority Status to reclassify
246 and remap certain real property located at 25154 St, Michaels Road (Maryland Route 33),
247 St. Michaels, Maryland, 21663 and shown on Tax Map 32 as Parcel 164, Lot 1 from
248 Unprogrammed to "S-1" immediate priority status. The Property is currently served by an
249 on-site sewage disposal system and the Office of Environmental Health authorized
250 repairs to that system in the past few years. Mr. Clarke confirmed the feasibility of public
251 sewer extension and requested the Office of Law to prepare a Resolution for the County
252 Council’s consideration of introduction. The Resolution states that the connection to
253 public sewer provides a long-term solution to address anticipated future failures on the
254 current system. Sewer service for the property will be served from the Region II
255 Wastewater Treatment Plant in St. Michaels with an allocation of 1 Equivalent Dwelling
256 Unit (EDU) of sewer capacity with a peak flow limited to 125 gallons per pay per EDU.
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258 **Staff Presentation:**
259 Ray Clarke, Director of Public Works
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261 **Applicant Presentation:**
262 Brandon Lytle
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264 **Commissioner Spies moved that the Planning Commission certify that Resolution**
265 **305 is consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
266 **standards in accordance with Environment Article § 9-506(a)(1) of the Maryland**
267 **Annotated Code. Commissioner Strannahan seconded the motion.**
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269	<u>Vote</u>	<u>5-0</u>
270	FOR:	5- Councell, Boicourt, Ghezzi, Spies, Strannahan
271	AGAINST:	0
272	ABSTAIN:	0
273	ABSENT:	0

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276 **f. Applicant:** Lee & Christine Schiller, Tim & Gretchen Guttman
277 **File No.:** 306
278 **Request:** Consideration of consistency with the Talbot County
279 Comprehensive Plan Comprehensive Plan

280 **Project:** Resolution 306 proposes to amend the Talbot County
281 Comprehensive Water & Sewer Plan to reclassify and remap
282 certain real properties located at 1004 S. Talbot Street, St.
283 Michaels, Maryland, 21663 and shown on Tax Map 32 as Parcel
284 148 and located at 1006 S. Talbot Street, St. Michaels, Maryland,
285 21663, and shown as Tax Map 32 as Parcel 75 from "S-3" future
286 planned area to "S-1" immediate priority status.
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288 **Staff Presentation:**
289 Ray Clarke, Director of Public Works
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291 **Commissioner Boicourt moved that the Planning Commission table Resolution 306.**
292 **Commissioner Spies seconded the motion.**
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294	<u>Vote</u>	<u>5-0</u>
295	FOR:	5- Councill, Boicourt, Ghezzi, Spies, Strannahan
296	AGAINST:	0
297	ABSTAIN:	0
298	ABSENT:	0
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301 **g. Applicant:** Herbert & Barbara Bauerle
302 **File No.:** 307
303 **Request:** Consideration of consistency with the Talbot County
304 Comprehensive Plan
305 **Project:** Resolution 307 proposes to amend the Talbot County
306 Comprehensive Water & Sewer Plan to reclassify and remap
307 certain real property located at 5570 Leeward Lane, Tilghman,
308 Maryland, 21671 and shown on Tax Map 44 as Parcel 35, Lot 9
309 from Unprogrammed to "S-1" immediate priority status
310

311 Herbert and Barbara Bauerle (Applicants) filed a Request for an Amendment to the
312 Talbot County Comprehensive Water and Sewer Plan for change of Priority Status to
313 reclassify and remap certain real property located at 5570 Leeward Lane, Tilghman,
314 Maryland 21671, shown on Tax Map 44 as Parcel 35, Lot 9, from Unprogrammed to "S-
315 1" immediate priority status. The Property is currently served by an on-site sewage
316 disposal system. The Director of Public Works confirmed the feasibility of public sewer
317 extension and requested the Office of Law to prepare a Resolution for the County
318 Council's consideration of introduction. The Resolution states that the connection to
319 public sewer provides a long-term solution to address anticipated future failures on the
320 current system. Sewer service for the property will be served from the Region V
321 Wastewater Treatment Plant on Tilghman Island with an allocation of 1 Equivalent
322 Dwelling Unit (EDU) of sewer capacity with a peak flow limited to 125 gallons per pay
323 per EDU.
324

325 **Staff Presentation:**

326 Ray Clarke, Director of Public Works

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328 **Commissioner Ghezzi moved that the Planning Commission certify that Resolution**
329 **307 is consistent with the 2016 Talbot Comprehensive Plan and the seven relevant**
330 **standards in accordance with Environment Article § 9-506(a)(1) of the Maryland**
331 **Annotated Code. Commissioner Strannahan seconded the motion.**

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Vote _____ 5-0

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FOR: 5- Councill, Boicourt, Ghezzi, Spies, Strannahan

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AGAINST: 0

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ABSTAIN: 0

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ABSENT: 0

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5. Discussion Items— None

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6. Staff Matters— None

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7. Work Sessions— August 4, 2021, at 12:30 pm. there will be a Joint Work Session with the Planning Commission and Public Works Advisory Board to discuss matters of mutual interests that impact both bodies.

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8. Commission Matters — Commissioner Councill and Commissioner Ghezzi met with Clay Stamp, County Manager, regarding the request for Independent Council. Andy Meehan, Planning Commission Counsel, is with the same firm that is currently representing the County Council. Commissioners agreed that Andy Meehan has been doing a good job. Planning Commissioners discussed the options and need for requesting Independent Council. Commissioner Councill asked that the Commissioners take time to think about how the request, including need and time, would be presented to the County Council. This topic will be revisited in October.

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9. Adjournment— Commissioner Councill adjourned the meeting at 11:00 am.

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